

This Instrument Was Prepared By:
Mark S. Boardman
Boardman, Carr, Petelos, Watkins & Ogle, P.C.
400 Boardman Drive
Chelsea, Alabama 35043

Documentary Evidence: Sales Contract

Send Tax Notice To:
Kenneth Lee Baker and
Elene Kontos Baker
137 Deerwood Lake Drive
Harpersville, AL 35078

(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Eighty-Two Thousand Five Hundred and 00/100 Dollars (\$382,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **David F. Painter**, a married individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Kenneth Lee Baker and Elene Kontos Baker**, husband and wife, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit A for Legal Description.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for himself, his heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 3rd day of April, 2017.

 (Seal)
David F. Painter

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David F. Painter**, a married individual, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 3rd day of April, 2017.

Shelby County, AL 04/04/2017
State of Alabama
Deed Tax: \$382.50


Notary Public Mark S. Boardman
My Commission Expires: 10/26/2018

Grantor's Mailing Address:
45 Spring Valley Drive
Chelsea, Alabama 35043


20170404000112290 1/2 \$400.50
Shelby Cnty Judge of Probate: AL
04/04/2017 08:07:09 AM FILED/CERT

Exhibit A
Legal Description

Commence at a 2 inch open top pipe in place accepted as the Northwest corner of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning proceed South 00 degree 41 minutes 12 seconds West along the West boundary of said Section 15 for a distance of 1,320.30 feet to a pine knot in rock pile accepted as the Southwest corner of the Northwest 1/4 of the Northwest 1/4; thence proceed North 89 degrees 35 minutes 38 seconds East along the South boundary of the North 1/2 of the Northwest 1/4 of said Section for a distance of 2,045.0 feet to a 1/2 inch pipe in place; thence proceed South 03 degrees 16 minutes 26 seconds West for a distance of 1,334.32 feet to a 1 inch open top pipe in place being a point on the South boundary of the Southeast 1/4 of the Northwest 1/4; thence proceed South 89 degrees 54 minutes 08 seconds East along the South boundary of said Southeast 1/4 of the Northwest 1/4 for a distance of 629.40 feet to a point on the Westerly right-of-way of Shelby County Highway No. 55; thence proceed North 52 degrees 27 minutes 53 seconds East along the Westerly right-of-way of said road for a distance of 148.45 feet; thence proceed North 45 degrees 04 minutes 36 seconds East along the Westerly right-of-way of said road for a distance of 172.87 feet; thence proceed North 34 degrees 27 minutes 34 seconds East along the Westerly right-of-way of said road for a distance of 243.65 feet; thence proceed North 22 degrees 59 minutes 48 seconds East along the Westerly right-of-way of said road for a distance of 220.49 feet; thence proceed North 19 degrees 21 minutes 53 seconds East along the Westerly right-of-way of said road for a distance of 361.79 feet; thence proceed North 21 degrees 11 minutes 41 seconds East along the Westerly right-of-way of said road for a distance of 177.71 feet; thence proceed North 24 degrees 57 minutes 19 seconds East along the Westerly right-of-way of said road for a distance of 239.57 feet to a fence post; thence proceed North 88 degrees 36 minutes 12 seconds West along a fence possession line and along a white painted line for a distance of 712.21 feet to a fence post; thence proceed North 03 degrees 08 minutes 15 seconds West along a fence possession line and along a white painted line for a distance of 341.08 feet; thence proceed North 07 degrees 36 minutes 01 seconds East along a fence possession line and along a white painted line for a distance of 258.32 feet; thence proceed North 05 degrees 02 minutes 40 seconds West along a fence possession line and along a white painted line for a distance of 207.36 feet; thence proceed North 04 degrees 24 minutes 00 seconds East along a fence possession line and along a white painted line for a distance of 72.12 feet; thence proceed North 18 degrees 15 minutes 48 seconds West along a fence possession line and along a white painted line for a distance of 54.72 feet; thence proceed North 05 degrees 19 minutes 20 seconds West along a fence possession line and along a white painted line for a distance of 215.66 feet; thence proceed North 10 degrees 55 minutes 55 seconds West along a fence possession line and along a white painted line for a distance of 152.71 feet; thence proceed North 01 degrees 58 minutes 40 seconds West along a fence possession line and along a white painted line for a distance of 100.40 feet to a fence post; thence proceed South 82 degrees 24 minutes 58 seconds West for a distance of 785.16 feet to a 2 inch open top pipe in place being located on the North boundary of Section 15; thence proceed South 89 degrees 45 minutes 33 seconds West along the North boundary of said Section 15 for a distance of 1,774.68 feet to the point of beginning.

The above described land is located in the Northwest 1/4 of the Northwest 1/4, Northeast 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 15 and the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 19 South, Range 1 East, Shelby County, Alabama.


20170404000112290 2/2 \$400.50
Shelby Cnty Judge of Probate, AL
04/04/2017 08:07:09 AM FILED/CERT

AL